

**TRANSFER
TAX
PAID**

TRUSTEE DEED
(Joint Tenancy - Statutory Short Form)

72-42

Diana Poliquin, Successor Trustee, under the Clifford F. Morissette Living Trust, whose mailing address is 57 Island Cove Lane, Poland, Maine 04274, by the power conferred by law and every other power, for consideration paid, grant to **Keith M. Curtis and Jeannette V. Curtis**, whose mailing address is #33 Boutelle Avenue, Waterville, Maine 04901 as **Joint Tenants** certain lots or parcels of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

PARCEL ONE:

Lot #5 on "Final Subdivision Plan of Stone Ridge – Waterville, Maine" by K & K Land Surveyors, Inc. dated July, 1986 and recorded in the Kennebec Registry of Deeds File #E-87010.

Being part of the premises conveyed to Anthony Poulin by deed from Robert A. Rosenthal dated September 24, 1986 and recorded in the Kennebec Registry of Deeds Book 3031, Page 300.

This conveyance is made subject to the following restrictions numbered 1 through 10, inclusive, which are to run with the land:

1. That no house for more than one family shall be built upon said lot and that no dwelling house consisting of less than 2,000 square feet of living area shall be built upon said lot.
2. Any wall of any residence or other outbuildings, including garages but excluding bay windows and steps, erected on said lot shall not be erected nearer than 50 feet from the street line on which said residence faces, nor nearer than 20 feet from the side lines of said lot.
3. Said lot shall be used for residential purposes only.
4. No more than one residence and the outbuildings thereon, such as a garage, shall occupy said lot or any part thereof.
5. Said lot shall not be subdivided or sold or leased in parcels.
6. No placards or advertising signs shall be erected or maintained on said lot or in any building thereon.
7. No fences, hedges or construction of any kind other than a dwelling, garage and appurtenances, shall be erected or maintained nearer than fifty (50) feet from the street property line to interfere with the view of residents on adjoining lots.

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8. No cows, horses, goats, swine, hens or any other animals other than domestic pets shall be kept or maintained on said lots or in any buildings thereon.
9. If any owners of two or more contiguous lots desire to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing restrictions shall be construed as applying to a single lot.
10. The grantor herein does not hold himself responsible for enforcing the foregoing restrictions.

PARCEL TWO:

Lot #6 on "Final Subdivision Plan of Stone Ridge - Waterville, Maine" by K & K Land Surveyors, Inc. dated July, 1986 and recorded in the Kennebec Registry of Deeds File #E-87010.

Being part of the premises conveyed to Anthony Poulin by deed from Robert A. Rosenthal dated September 24, 1986 and recorded in the Kennebec Registry of Deeds Book 3031, Page 300.

This conveyance is made subject to the following restrictions numbered 1 through 10, inclusive, which are to run with the land:

1. That no house for more than one family shall be built upon said lot and that no dwelling house consisting of less than 2,000 square feet of living area shall be built upon said lot.
2. Any wall of any residence or other outbuildings, including garages but excluding bay windows and steps, erected on said lot shall not be erected nearer than 50 feet from the street line on which said residence faces, nor nearer than 20 feet from the side lines of said lot.
3. Said lot shall be used for residential purposes only.
4. No more than one residence and the outbuildings thereon, such as a garage, shall occupy said lot or any part thereof.
5. Said lot shall not be subdivided or sold or leased in parcels.
6. No placards or advertising signs shall be erected or maintained on said lot or in any building thereon.
7. No fences, hedges or construction of any kind other than a dwelling, garage and appurtenances, shall be erected or maintained nearer than fifty (50) feet from the street property line to interfere with the view of residents on adjoining lots.

8. No cows, horses, goats, swine, hens or any other animals other than domestic pets shall be kept or maintained on said lots or in any buildings thereon.
9. If any owners of two or more contiguous lots desire to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing restrictions shall be construed as applying to a single lot.
10. The grantor herein does not hold himself responsible for enforcing the foregoing restrictions.

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PARCEL ONE BEING the same premises conveyed by Clifford F. Morissette to Clifford F. Morissette, Trustee or his successors in trust, under the Clifford F. Morissette Living Trust dated December 22, 1995 by deed dated December 22, 1995 and recorded in the Kennebec County Registry of Deeds in Book 5042, Page 32. PARCEL TWO BEING the same premises conveyed by Clifford F. Morissette to Clifford F. Morissette, Trustee or his successors in trust under the Clifford F. Morissette Living Trust dated December 22, 1995 by deed dated December 22, 1995 and recorded in the Kennebec County Registry of Deeds in Book 5042, Page 34. Clifford F. Morissette died on December 10, 2003 and Diana Poliquin is the named Successor Trustee of the Clifford F. Morissette Living Trust.

Witness my hand and seal this 8 day of April, 2005

Richard
Witness

Clifford F. Morissette Living Trust

By: Diana Poliquin
Diana Poliquin, Successor Trustee

STATE OF MAINE
KENNEBEC, ss.

April 8th, 2005

Personally appeared the above named Diana Poliquin in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Robert M. Marden
Notary Public

ROBERT M. MARDEN
Attorney at Law/Notary Public, Maine
My Commission expires December 4, 2009

Printed Name _____
My Com. Exp.: _____

Received Kennebec SS.
04/11/2005 8:38AM
Pages 3 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS